

1. This grant authorizes the use of the subject property for the continued operation and maintenance of a scrap metal recycling facility as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
  2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
  3. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
  4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
  5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
    - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
    - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
6. This grant will expire unless used within ninety (90) days from the date of approval. A one-month time extension may be requested in writing and with the applicable fee.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. This grant will terminate on September 17, 2008. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning, whether or not any modification to the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 10 zoning enforcement inspections according to the following schedule: 10 biannual inspections for the permit's duration.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

12. Within ninety (90) days of the approval date of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
15. Provision shall be made for all existing drainage. Within ninety (90) days of the approval date of this grant, the permittee shall contact the Department of Public Works in writing and with a copy to the Department of Regional Planning to determine whether drainage plans are necessary. All information required by said department shall be submitted in a timely manner.
16. The subject facility shall be developed and maintained in compliance with the requirements of the Department of Health Services. Within ninety (90) days of the approval date of this grant, the permittee shall contact said department in writing and with a copy to the Department of Regional Planning, to determine what facilities are required to comply with the regulations of the department.
17. Within ninety (90) days of the approval date of this grant, the permittee shall contact the South Coast Air Quality Management District (SCAQMD) in writing and with a copy to the Department of Regional Planning to determine whether permits or improvements are required by said department. All information required by said department shall be submitted in a timely manner.
18. Within ninety (90) days of the approval date of this grant, the permittee shall contact the Department of Public Works in writing and with a copy to the Department of Regional Planning to determine whether an Industrial Waste Permit is required. All information required by said department shall be submitted in a timely manner.
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

20. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
21. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval, including the following: 1) replacement of the existing 6' fence along the north property line with a 10' block wall to match the design and material of the existing block wall along the property perimeter in compliance with condition 28, 2) dimensions and heights of all existing or proposed business signs, and 3) depicts two designated parking spaces for person with disability. The subject property shall be developed and maintained in substantial compliance with the approved Revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
22. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
23. The permittee shall maintain a minimum of thirty-three (33) on-site parking spaces (28 standard and 5 truck spaces), including, one which must be van-accessible for the handicapped, and adequate access to all required parking spaces shall be maintained. The parking spaces shall be maintained for business and employee usage at all times, and no inoperable vehicles shall be parked, stored or otherwise allowed to remain in the required parking spaces.
24. If the canopy structure is brought to code to the satisfaction of the Department of Public Works and the Department of Regional Planning, the permittee shall provide a minimum of forty-one (41) on-site parking spaces.
25. No scrap, salvage, junk or other raw materials, equipment, or finished products shall be placed or allowed to remain outside of the enclosed yard area or within the access ways needed for the required parking spaces, driveways, or fire access driveways.
26. No scrap metals, salvage, junk or other raw materials, equipment, or finished products shall be stored at a height greater than that of the surrounding fence or wall.
27. The permittee shall comply with all regulations, laws and ordinances of the County of Los Angeles and the State of California.
28. All operations and storage, including all equipment used in conducting the scrap metal yard use, other than parking, shall be confined within an enclosed building or within an

area enclosed by a 10-foot high solid wall or solid fence. Within ninety (90) days of the approval date of this grant, any process materials stored higher than ten (10) feet shall be removed and the existing fence along the portion of the northern property line shall be replaced with a 10-foot high block wall. Construction of the required wall shall begin within ninety (90) days of the approval date of this grant.

29. Any lighting within the yard area and parking lot shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.
30. All fences and walls open to view from any public street or highway or any area in a residential, agricultural or commercial zone shall be constructed of metallic panels, at least .024 inches thick, painted with a "baked-on" enamel or similar permanent finish, masonry, or other comparable materials approved by the Director.
31. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, shall be maintained in a neat and orderly condition at all times, and shall contain no painted sign or posters except as approved by the Director.
32. No structures shall be used as part of the yard boundaries. All structures that are exposed to view from the street frontage shall be painted a neutral color, excluding black, to conform to the color of the fencing/walls, except that the Director may approve other appropriate architectural treatment.
33. Raw materials, equipment, or finished products shall be stored in such a manner that they cannot be blown outside the enclosed storage area.
34. All driveways on the subject property shall conform to the standards specified in Part 11 of Chapter 22.52 of the County Code.
35. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life.
36. The permittee shall provide a buffer area not less than fifty (50) feet in width along the western and southern property line. The buffer area shall be clearly delineated and maintained. Except for required parking area located along the southern property line, operations associated with the scrap metal facility, including storage of materials and equipments is strictly prohibited within the buffer zone. The existing canopy structure shall not be occupied or used until a valid building permit has been issued and finalized for its construction. Buffer area located within the structure may be use for storage to the satisfaction of the Department of Regional Planning.

37. Except for required landscaping, the entire subject property shall be paved with concrete or with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public right-of-ways or adjacent properties. The owner shall demonstrate that the entire lot is paved to the satisfaction of the Department of Public Works and the Department of Regional Planning.
38. The subject property shall be maintained in a clean and orderly manner. The entire premises will be cleaned once every twenty-four (24) hours, weather permitting, and all litter and trash items found will be disposed of.
39. Incineration of waste material is strictly prohibited on the subject property.
40. Operations involving the breaking and dismantling of processing materials using heavy equipments (i.e. breaking ball) shall be adequately shielded to prevent projections of materials onto adjacent properties. Storage and processing of live or declassified explosives devices or military ordinance of any kind is strictly prohibited.
41. All storage container or tanks shall be free of explosive or flammable materials before processing. The permittee shall post and maintain signage in conspicuous locations informing its customers of the materials that are prohibited at the facility. Drawings depicting the location and size of these signs shall be submitted to the Department of Regional Planning for approval before they are posted.
42. The permittee shall exercise discretion and care in the intake and processing of materials that may pose a health or safety risk for any reason. An employee will be assigned to inspect each and every incoming load of materials for the presence of prohibited or otherwise unsafe materials and shall reject the intake of all prohibited or otherwise unsafe materials.
43. The permittee shall provide contact information of the facility's designated Safety Coordinator to the Department of Regional Planning and the Los Angeles School District. Appropriate corrective measures to address complaints regarding the operation shall be implemented promptly by the permittee.
44. The permittee shall post sign(s) on the subject property in English and the predominant second language with contact telephone numbers for the facility manager or Safety Coordinator and the Los Angeles County Department of Regional Planning Zoning Enforcement Section (213-974-6453) for reporting any complaints related to the operation of the facility.
45. At least 2,800 square feet of landscaping are shall be provided along the Alameda Street frontage and the along the southern property line. Said landscaping shall be developed in accordance with a plot plan which complies with the following criteria:

- a. No planting area shall have a horizontal dimension of less than three (3) feet;
  - b. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose; and
  - c. All landscaped areas shall be continuously and properly maintained in good condition.
- 46. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works letter dated March 31, 2003, as follows:
  - a. Dedicate right-of-way 40 feet in width from the centerline on Alameda Street; and
  - b. The permittee shall dedicate the right to restrict vehicular access to Alameda Street.
- 47. The permittee shall comply with all conditions set forth in the attached Los Angeles County Department of Health Services letter dated June 11, 2003, the following conditions shall apply:
  - a. Amplified sound equipment intended to be audible outside the building shall only be mounted facing northeast and limit sound level to address workers inside the site only;
  - b. All activities, including the use of equipment and machines at the project site shall be required to comply with the provisions and restrictions of the Los Angeles County Noise Control Ordinance;
  - c. The use of vibration equipment shall not exceed the perception level of 0.01 in/s of motion velocity at the nearest occupied dwellings or buildings; and
  - d. The hours of operation of the scrap metal processing facility yard shall be limited to 7:00 a.m. to 3:30 p.m., Monday through Friday, and 7:00 a.m. to 11:30 a.m. on Saturday.
- 48. Any new signage proposed on the property shall be subject to review and approval by the director. All signage shall comply with Part 10 of Section 22.52 of the County Code.
- 49. All portions of outside storage areas are required to have adequate grading and drainage and shall be continuously maintained.

50. The permittee shall provide and continuously have on file with the Department of Regional Planning a contact name and phone number in the event that communication by the Department is warranted relative to these conditions.
51. Outdoor advertising on the subject property is strictly prohibited.

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